

CHIDDINGFOLD DESIGN GUIDE

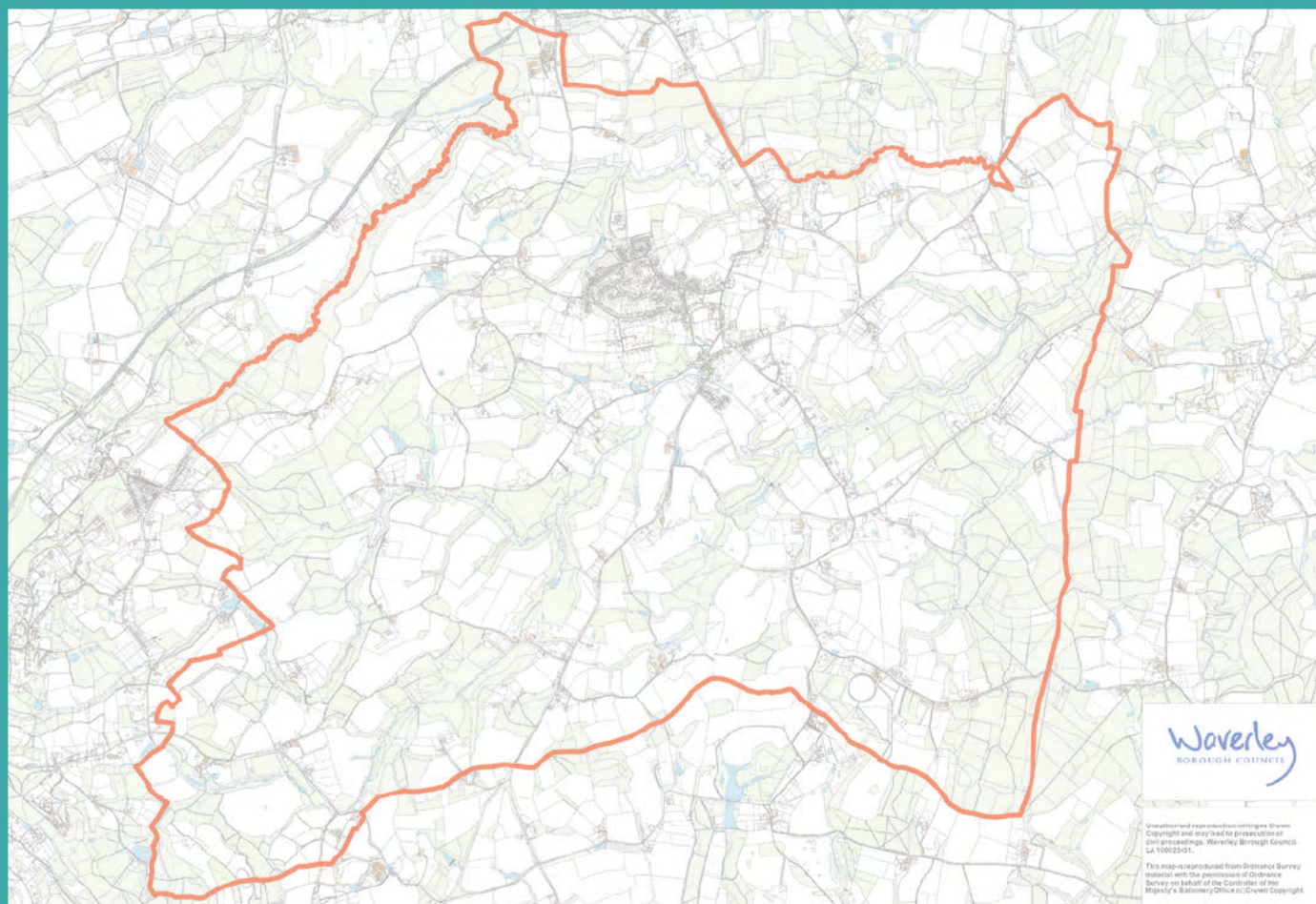


1. The Green looking south west towards the Church of St Mary's

*‘This Chiddingfold is a very pretty place. There is a very pretty and extensive green opposite the church’
(Cobbett Rural Rides 1825).*

**Prepared by: CHIDDINGFOLD PARISH COUNCIL
Neighbourhood Plan Steering Group Design Working
Group**

In support of the CHIDDINGFOLD NEIGHBOURHOOD PLAN



2. Chiddingfold Civil Parish. Source: Waverley Borough Council

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1. Introduction

1.1. Purpose

- a. This Chiddingfold Design Guide is a practical tool to help make decisions about the design and development of the built environment. It provides clear guidance on the character of Chiddingfold against which planning applications may be assessed.
- b. For the whole area of the civil parish of Chiddingfold. For people who understand the village and its surroundings, take an interest in them and care about Chiddingfold.
- c. For all stakeholders in the planning process, land and building owners and users, architects and other professional advisors, local planning authority officers and committees, the parish council and the local community.

1.2. Aims

- a. The aims of the Chiddingfold Design Guide are stated below:
 - To promote wellbeing and bring social benefits for all the community through good design.
 - To facilitate the enjoyment and enhancement of the parish natural and built environments.
 - To maintain the value of all significant natural and built heritage assets within the parish.
 - To promote sustainable development for all to meet their needs now and into the future.
 - To encourage the use of features, materials and craftsmanship to enhance the local character.
 - To support locally distinctive and diverse high quality contemporary designs.

1.3. Methodology

- a. This Chiddingfold Design Guide has been developed by Chiddingfold Parish Council (CPC) with guidance from Waverley Borough Council (WBC), the local planning authority. It is to be read in conjunction with the CPC Neighbourhood Plan 2019 and the WBC Local Plan Part 1 2018. The document provides design guidance in support of the Neighbourhood Plan.
- b. This document has been prepared by members of a working group set up by CPC.

1.4. Planning Policies

- a. WBC *Local Plan 2002* relevant saved policies.
- b. WBC *Local Plan Part 1 2018* relevant policies.
- c. WBC *Emerging Local Plan Part 2* relevant policies.
- d. CPC *Chiddingfold Neighbourhood Plan* relevant policies.

1.5. Sources

- a. There are several online glossaries of terms relating to architecture, historic assets and planning. Included in the references, section 8.1, are glossaries in *Looking at Buildings 2013*, *HE Heritage Definitions* and *HMG NPPF 2019*.
- b. Histories of several parts of Chiddingfold have been written by Harold White, and an authoritative work by the Rev TS Cooper MA FSA in the Chiddingfold Archive.

2. Parish Character

2.1. Location

- a. Chiddingfold is a large parish located in the south west part of the county of Surrey in south east England. The village is located towards the centre of the parish on the A283 Petworth Road, but a feature of the parish is the many hamlets scattered throughout the surrounding countryside at High Street Green, Fisher Lane, Pockford, Ramsnest Common Anstead Brook, Spain, and Frillinghurst.
- b. The name 'Chiddingfold', in its various historic spellings and mis-spellings, 'has evolved over the centuries from the Saxon meaning fold, an enclosure for animals, in the hollow belonging to the Caedingas, followers of Cedd or Cedda, the East Saxon Bishop (AD 654-664)' (Exploring Surrey's Past 2012).
- c. The town of Godalming is six miles to the north of the village along the A283 and the town of Haslemere is five miles to the south west via the A283 and B2131. The large village of Cranleigh is nine miles to the east along country lanes and the B2130. The southern border of the parish abuts the county of West Sussex with the town of Petworth ten miles south of the village along the A283.
- d. Connected to Chiddingfold by a network of country lanes off the Petworth Road are several neighbouring villages. These villages are all on the Petworth Road with Witley, Wormley and Hambledon to the north and Northchapel to the south. Dunsfold is to the east; Plaistow to the south east; Grayswood to the west; and Brook with Sandhills is to the north west.

2.2. Setting

- a. Chiddingfold is at the west end of the Low Weald periphery. The Weald is a broad area of ridges, separated by clay valleys and bounded by the chalk North and South Downs. The highest point at 126 m above sea level is at High Prestwick on the west side of the parish. Combe Ridge, west of the village centre, rises up to a height of 91 m.
- b. The bedrock geology is Cretaceous Period Weald Clay Formation mudstone with some sandstone. The superficial deposits include clay, silt, sand and gravel alluvium and sand and gravel river terrace deposits. The land undulates heavily with numerous low hills separated by valleys, often known as combes.
- c. Flowing approximately west to east through the parish are numerous small streams, interrupted by several ponds, some for fish, which form the Loxwood Stream headwaters. That short river flows out of the parish eastwards and into the River Arun in West Sussex. The streams, crossed by several bridges, often run in wooded steep sided valleys known as ghylls and are prone to flooding.
- d. The Wareham Stream which rises in Boundless Copse, Grayswood enters the parish from the north west at a height of around 60 m. Anstead Brook rises in Haslemere and enters from the south west at around 90m and joins the Wareham Stream at White Beech. Mesl's Stream rises at Fisher Lane Farm in the south east at around 50 m. These three streams leave the parish eastern boundary at a height of around 35 m, the parish low points, and converge south of Dunsfold thus forming part of the River Arun headwaters.

2.3. Routes

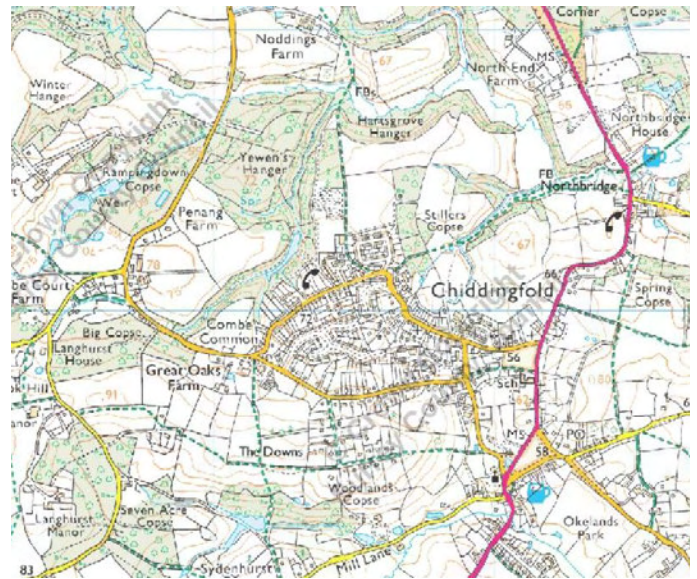
- a. The earliest routes now identifiable are the Roman roads known as Rye Street, (now Pockford Road) and the High Street (High Street Green). Parts of Rye Street continued as the main access route from the north through Hambledon to Chiddingfold up until the mid c18th. From the south, the principal route into Chiddingfold was along Jobson's Lane, further west than the present A283 Petworth Road.
- b. Four mile stones of interest remain on the turnpike road, all on the northbound side of the A283:
 - One to the north of the entrance to Charleshurst at Cripplecrutch Hill in need of restoration;
 - One opposite Little Cherfold in need of restoration;
 - One, restored, on The Green just north of the entrance to Glebe House;
 - One just north of the entrance to North End Farm, a modern replacement to replace one lost during highways maintenance in the 20th Century.
- c. The current Petworth Road from Milford, Surrey, to Shoreham-by-Sea, West Sussex bisects the parish and follows the route of the turnpike from above Northbridge to Cripplecrutch Hill on the southern border with West Sussex. The turnpike was constructed in 1780-90 and was a toll road until 1877. Some of the milestones remain. A C19th former tollhouse survives just outside the parish's northern boundary.
- d. Of interest at White Beech is 'Burtons Bridge' listed Grade II NGR9831,3572. This may well have linked with another

bridge, which is at Stonehurst in Skinners Lane, and links FP 213 from Ryestreet Common with BW 199 along the north of the Wareham Stream and leaves BW199 to continue north to Roundals Lane and on into Hambledon [Heritage Feature No 127]. It is suggested that it was a well-used route to require a stone built bridge remains of which are still in the banking, but now has been replaced by a wooden bridge.

- e. There are fourteen bridges in total in the parish:
 - i. Over Anstead Brook:
 - Anstead Brook Bridge on B2131
 - Jays Bridge, Killinghurst Lane in the dip close to Ramster
 - Furnace Place Bridge, Killinghurst Lane leading from the Imbhams iron industry pond bay
 - West End Lane/Frillinghurst Bridge by the Lime Kilns and pond bays
 - Netherside Bridge
 - South Bridge
 - Okelands Bridge
 - Hazelbridge by the Medieval Glass works
 - Burtons Bridge listed Grade II, in Whitebeech Lane
 - ii. Over Wareham Stream:
 - Godley Bridge, Combe Lane
 - Hartsgrrove Bridge
 - Northbridge
 - Stonehurst Bridge
 - Pockford Bridge in Vann Lane
- f. An extensive network of public footpaths and bridleways provides reasonable access to and from adjacent parishes and within Chiddingfold. The long distance path, the Greensand Way,

runs east-west just north of the parish's northern boundary. The long distance Sussex Border Path follows the southern boundary.

- g. The historically important Priest's Way, bridleways BW48, BW228 and BW235, runs west from Mill Lane through Frillinghurst to Haslemere. A short length of public byway BY531 runs around Killinghurst. The Surrey Cycleway passes through the parish approximately north east to west. All of the public routes are shown on the online Surrey County Council (SCC) Map.
- h. At its north west corner, a short length of the Portsmouth Direct railway line runs through the parish. This part of the railway route between Woking and Portsmouth opened in 1858 with doubling of the tracks completed in 1878 and electrification in 1937. Witley Station, just outside the parish, is off the Petworth Road two miles north of the village centre. The Guildford, Godalming and Haslemere bus service, number 71 runs along the Petworth Road and includes a stop at Witley Station.
- i. All of the transport links are valued by the local community. Life in the parish would be enhanced by meaningful reductions in the amount, noise and speed of motorised traffic. Additional footways along roads and public footpaths, and bridleways extensions with safe crossing places, would improve connections throughout the parish. In the clay soil areas, routes would be improved by providing surfaces to make them passable in all weathers. Styles and gates might be made safe and easy to use for both livestock and people so increasing accessibility to a large proportion of local people and visitors.



2.4. Statutory Designations

- a. Most of the parish is in the Surrey Hills Area of Outstanding Natural Beauty and the Metropolitan Green Belt, with a section to the east designated as an Area of Great Landscape Value. The north and west parts of the parish are within the Wealden Heaths Phase II Special Protection Area 5km buffer zone. The statutory landscape designations for Chiddingfold are shown online on the SCC Map and WBC Maps.
- b. There are two Sites of Special Scientific Interest in the parish. One is Chiddingfold Forest, east of High Street Green, and the other is at Netherside Stream Outcrops to the south of Mill Lane and FP 228a. There are numerous areas of Ancient Woodland throughout the parish and some tree preservation orders, principally in the village. There is registered common land at Ryestreet Common, the Green and Chaleshurst Common and many small areas of manorial waste throughout the parish.
- c. There are currently 109 designated historic assets in Chiddingfold (HE NHLE). This is similar to the number in Witley, double that in Dunsfold and nearly three times that in Hambledon. Of the historic assets in Chiddingfold, there are six Grade II* listed buildings of more than special interest. These are Skinners Land Farmhouse, and nearby barn, Pickhurst, the Lythe Hill Hotel, Combe Court Farm with the nearby carriage house and dovecote, the Crown Inn, and Hadmans. St Mary's church is the only Grade I listed building.
- d. In the parish there are also 59 Grade II listed buildings and four buildings and structures of local merit (WBC Locally Listed Buildings). There is

one scheduled ancient monument in Chiddingfold, the remains of a Roman site at White Beech (HE NHLE). As at 2019, there are no proposals for changes to the heritage asset designations throughout the parish.



2.5. Historic Development

- a. Several archaeological remains have been discovered in Chiddingfold (White Chiddingfold 1999). From the Mesolithic period, 5,500 to 11,000 years ago, flint knapping traces have been found at Gostrode. Celtic, C1st BC, occupation traces have been found at Golden Horde Field, to the east of Cripplecrutch Hill and at Combe Common. The remains of a Roman site, 250-270 AD, are in Riddings Field, at White Beech.
- b. The early rural development pattern persists and is generally one of sparse, scattered settlements with small fields together with common edge and roadside waste developments. The earliest surviving built fabric in the rural parts of the parish date from the Medieval period, 1066-1485 (HE NHLE, DBRG Database 2009). Whilst there was a notable glass making industry in Chiddingfold during 1350-1400 and into the late C16th, few remains of glass works survive.
- c. Blackhams, 1309, Catsprey, 1332 and Hadmans C14th (Grade II*) are the oldest buildings (White Chiddingfold 1999).
- d. Around the Green are an important collection of c15th houses, Chantry House, Botley House, Brockhurst and Brook House. Other early building examples include Combe Court Farm, dendro-dated 1432, and Skinners Land Farm, 1471 and 1531-56. Pockford Brook is C15th with C19th and C20th extensions, and Lythe Hill, a former farmhouse, is C15th with C16th and C20th additions. White Beech Lane has a C15th Grade II listed bridge over the Anstead Brook. Hazel Bridge, which was rebuilt in 1820 and 1996, has two medieval arches visible beneath the C20th bridge.
- e. The majority of surviving historic buildings in the parish date from the Tudor period, 1485-1603. Frequently the C16th buildings have been altered, often with C19th extensions and other C20th alterations. These include the farmhouses at Prestwick Manor and Fisher Lane and Old Pickhurst. Gostrode Farmhouse has been dendro-dated circa 1583. The ancient manors were Frillinghurst, known also as Ashurst; Gostrode; Combe Brabis; and High Prestwick with Okelands (VCH Surrey 1911).
- f. Other C16th houses include Redwood, Hazelbridge Court, Wynchfield, Huntingfords and Hawlands. Roppelaghs has fabric dendro-dated 1488, 1520 and 1589-93. Dunsfold Ryse is a converted C16th barn. There are remains of an iron furnace and ponds near Furnace Place, built in 1570 and later known as Imbhams Furnace.
- g. From the Stuart period, 1603-1714, a small number of buildings survive in the parish. These C17th buildings, often subsequently altered, include the much extended Tugley Farm; Rams Nest, now Ramster; Upper Sydenhurst; Benhams Stud House; Frillinghurst Old Manor; and High Prestwick Farmhouse.
- h. By the C18th the parish was divided amongst several relatively large farming estates. These included Skinners Land, Stonehurst, Pockford and Prestwick Manor in the north Rams Nest and Gostrode in the south; Fisher Lane and Tugley in the east and Lieth, now Lythe, Hill, High Prestwick and Combe Court in the west. From this Georgian period, 1714-1837, a small number of buildings survive. These include Killinghurst House, circa 1770; Mill House, late C18th with C19th and C20th additions; and Pockford Farmhouse, 1806, with C19th wings.

- i. In addition to numerous alterations in the Victorian period, 1837-1901, some new houses were built. Combe Court dates from circa 1850 with a late c19th stable block. At Combe Court Farm, a farm building, the carriage house and dovecote, all 1882, survive. Pickhurst, listed Grade II*, was designed by John McKean Brydon in the style of Norman Shaw. The house and its ancillary buildings, which include a listed Lodge, date from 1885-89. The house and ancillary buildings at Lower Sydenhurst, now demolished, and Chiddingfold House are late C19th. At Ramsnest Common, Ramsnest Inn, later New Inn and now the Mulberry Inn, was rebuilt in the late C19th.
- j. In the early C19th, there was a smock windmill for grinding corn at Hungry Corner Hill, east of the Petworth Road in the southern part of the parish the base of which remains. There was also a watermill on Anstead Brook for farm use at Mill House Farm nearby. This has recently been restored and is Grade II Listed. By the late C19th there were several brick fields brick works and limekilns in the parish, such as those at Dell Farm, however none survive. It is not known if any stone was quarried in the parish. The two former walking stick factories at Fisher Lane and Combe Lane, opened in the mid to late C19th and closed in the late C20th are used now by a variety of small businesses.
- k. Other than alterations and extensions to existing buildings, there has been comparatively little development in the rural parish since the beginning of the C20th. For example, Mesylls was designed by Maurice Pocock for his own use in 1900; Furnace Place dates from circa 1900; Pook Hill, now Langhurst Manor, was built by 1913; and Okelands, with its lodge, 1928.

Combe Court was extensively rebuilt after a major fire in 1976.

- l. At the beginning of the C21st alterations and extensions continued to be made to existing buildings throughout the parish. Principally, these have been extensions to houses and alterations to existing or new garages. For example, at Frillinghurst Mill in the 2010s, existing buildings were altered and extended to provide new housing. At Lower Sydenhurst in 2014 permission was granted for the Victorian House and ancillary buildings to be demolished and a new mansion and ancillary buildings to be built.



2.6. Building Forms, Details and Materials

- a. Before the C18th, houses and barns in Chiddingfold were typically detached, rectangular in plan, with houses having one and a half to two, relatively short, storeys high to the eaves. Roofs were reasonably steeply double pitched and either hipped or with end gable walls for higher social status buildings. Later chimneystacks were either more or less central on the ridgeline or, later still, centred on gable walls. External doors were in both long sides; windows were wide and relatively short in height with horizontal sliding sashes or side hung opening casements.
- b. Extensions were added usually to the rear, small ones with lean-to or catslide roofs and larger ones with hips or gables. Side extensions had either lean-to or catslide roofs with half gables front and back. Small blind gabled dormers at the roof eaves were a relatively high status feature. Dormer windows began to appear from perhaps the late C16th to light attic rooms created in the steeply pitched roof voids.
- c. The earliest building materials would have included locally felled oak and yellow green soft calcareous limestone quarried from Wealden outcrops. Some rubblestone, and later brick, was used for solid walls, with the stone often coated all over externally in clay or lime render and usually limewashed. Later, solid masonry walls were limited to foundations and plinths.
- d. Instead of solid masonry, the majority of early buildings were constructed with timber box frames in bays, usually in uncoated oak left to weather naturally. The simplest buildings had plain timbers with only those of high status having some moulded members. Later, chimney stacks were in the same brick as the walls and some had Wealden stone lower parts.
- e. The panels between the oak framing were infilled with wattle and daub, later gradually renewed in brick. The traditional bricks were handmade and soft with a relatively coarse texture, orange red in colour, sometimes interspersed with yellow and dark reddish grey ones. The lime mortar pointing is naturally yellowish off white. Often external walls were limewashed in a yellowish off white colour, sometimes over a lime render coating, so concealing the framing and panels.
- f. Roofs had oak coupled rafters, the higher status ones with trusses. On low to medium status early buildings, the roofs were likely to have been thatched, predominantly in plain long straw, albeit seemingly none survives. Other buildings, and later predominantly so, have roofs covered in orange red locally handmade double cambered plain clay tiles. A few roofs were covered in yellow ochre coloured naturally fissile Horsham stone slates quarried from the Horsham area. Two examples survive, on the church Lych gate and at Friars Gate. The weathered tiles and stone slates are darkened in colour by algae and covered in distinctive lichens and mosses.
- g. From around the end of the C17th, plain, and later still, ornamental locally handmade clay roof tiles were used also to cover external walls, usually above the ground floor, to improve their weather resistance and thermal insulation. Timber weatherboarding, usually elm and uncoated, riven and later sawn, was used to clad walls to low status buildings. It was only from

the early C17th that glass was used regularly in windows, usually diamond shaped quarries in lead comes.

- h. The changes which occurred in building forms, details and materials during the C18th and early C19th in the wider parish are similar to those which occurred in the village. They are described in more detail in the Village Centre Character section 3.13. Similarly, the changes from the mid C19th are described in the Village Expansion Character section 4.
- i. In the wider parish from the mid C19th, softwood weatherboarding had become dark stained with preservative. Claddings for agricultural and other ancillary building walls and roofs included corrugated iron sheeting on softwood or iron framing, some prefabricated. Later corrugated and other profile fibre cement sheeting was used on steel or concrete prefabricated framing.
- j. Late C19th, C20th and early C21st buildings and extensions often have forms, details and materials that were once derived from traditional local buildings. The designs are now somewhat distant from those vernacular sources and so lack local distinctiveness. The variety of C20th buildings is described in more detail in the Village Expansion Character section 4.

2.7. Buildings Character Appraisal

- a. Before the C18th, buildings throughout Chiddingfold were typically in the local vernacular. All were made using local construction methods in building materials available locally. Often these traditional buildings have changed markedly over time. These changes are an intrinsic part of the parish character

and they enable buildings to continue in sustainable use. Further well-designed changes to the built environment, mindful of the limited resources of the natural environment, are needed if the parish is to be sustainable for C21st living.

- b. Characteristically, surviving early buildings have oak framed walls and infill wall panels. Of these, many buildings have clay tile hung upper storeys. The wall framing pattern, brickwork infills and tile hanging are typical of the Weald and are highly valued by the local community for their positive contribution to the parish appearance. However, oak framed buildings with brick infill panels require large amounts of appropriate maintenance and repair and usually they consume relatively large amounts of energy in use.
- c. The few rubblestone walls are valued also for their appearance. Where traces of lime render and limewash survive on external walls, this improves the durability, weather resistance and thermal performance of these walls. Likewise, the replacement of lime render on historic buildings, and on new ones, should improve their sustainability.
- d. Early buildings typically have steeply pitched roofs covered in clay tiles. The weathered roofs are a highly significant characteristic of Chiddingfold. These roofs in particular are valued greatly by the community for their positive contribution to the parish appearance. The few surviving Horsham stone covered roofs will disappear unless new Horsham stone becomes readily available, although a strategic reserve has been safeguarded in the parish. Chimneystacks, like that at Botley House, are a typical feature valued for their contribution to the skyline.

Surviving buildings with locally distinctive vernacular forms, details and materials include Skinners Land Farmhouse and barn, the Lythe Hill Hotel and Combe Court Farm.

- e. During the C18th, classical architectural styles began to be used for some houses in the parish so altering the vernacular buildings. From the mid C19th, local distinctiveness further decreased as forms and details changed and the palette of materials used for buildings increased following the arrival of the railway in 1858.
- f. Examples of the typically eclectic architectural styles of the Victorian period include Combe Court in the Tudor Gothic style; Pickhurst in a Richard Norman Shaw inspired style designed by the Scottish architect John McKean Brydon, 1840-1901, possibly for his own use Mesylls in the Domestic Revival style, architect Maurice Pocock designed it for his own home and Furnace Place in the Jacobethan style. These are all high social status mansions hidden from public view and so are not landmark buildings in the parish, but remain family homes
- g. In the late C19th and early C20th, some houses were built in Arts & Crafts and Domestic Revival architectural styles that could be achieved only with high quality craftsmanship and materials. For example Maurice Henry Pocock 1854-1921 was the architect for Chiddingfold House on Pickhurst Road built in 1900. It is said that while building this house he fell in love with Chiddingfold and in November 1900 he acquired land in High Street Green and built Mesylls for himself which has, unusually, remained unaltered. The Deeds, relating to this purchase, have been given to the village Archive. Okelands and its cottage

were designed by the Surrey architect Annesley Harold Brownrigg, 1882-1952 and completed in 1928. Brownrigg also designed the Old Rectory on Petworth Road.



- h. The early C21st rebuilding of Sydenhurst in the classical style is noticeably dissimilar to most other buildings in the parish.
 - i. Where external alterations and extensions have been carried out in forms, details and materials in keeping with an earlier building, the alterations are likely to add to the historic and architectural interest of the building as a whole. The complexity of forms results in building details requiring high quality construction methods and materials and regular maintenance to maintain their weather resistance. The surviving historic buildings are generally in good condition.
- the woodland. Conversely, Ryestreet Common became wooded over once animal grazing stopped. Trees are often retained within hedgerows and so form boundaries of significant interest.
- c. There are some areas of parkland and designed gardens, generally C19th and later, within the parish. These include Stonehurst to the north east; Okelands, abutting the village centre to the south east; Pickhurst further south east; Ramster to the south; Lake House and Langhurst Manor to the west; and Combe Court to the north west. Many of the brick bridges over the streams also date from the mid to late C19th.
 - d. Sports facilities in the parish include the recreation ground west of the village at Combe Common and the golf club to the south. The several equestrian establishments include those at Stonehurst in the north east; Robins Farm to the south east; Anstead Brook Stud to the south west and Combe Court Farm in the west.
 - e. Views to, from and within the parish vary widely and can be unexpected due to the undulating land. These diverse views are valued highly by the local community for their contribution to the enjoyment of Chiddingfold's rural setting. From Combe Ridge eastern end, there are views to the south and from Ballsdown over the village centre. Further west along the ridge, the views are south across the Weald and south west to Blackdown. West of Ryestreet Common, there are views north and south and from High Street Green there are views to the east. From High Prestwick, there are views north and west towards Grayswood and the A286 road.

2.8. Landscape Character Appraisal

- a. The landscape characterisation type for Chiddingfold other than the village, is the extensive area of Wooded Low Weald WW1. 'The area is underlain by a mixture of sandstone and clays, siltstone and mudstones, and generally has heavy, poorly drained soil, which is nutrient poor and better suited to pasture than arable farming. The area is heavily wooded with small scale farmland of irregular field patterns and densely vegetated boundaries of mixed hedgerows and hedgerow trees. The landscape is sparsely settled, remote and deeply rural in character.' (Hankinson Duckett Landscape Character 2015).
- b. Most of the many woodland areas throughout the parish are ancient woodland, deemed to have had continuous woodland cover since at least 1600. Some woods are known as hursts with the heavily wooded, often steeply sloping, areas known as hangers. Assarts are land areas converted from woodland to arable use. These are interspersed throughout

3. Village Centre Character

3.1. Location, Setting and Routes

- a. Chiddingfold village centre lies in the centre north part of the parish strung out along the north-south A283 Petworth Road for a distance of around one mile. The highest part of the village centre is Lincoln's Hill at 66 m; the lowest parts are where bridges cross the Wareham Stream in the north and Anstead Brook in the south at around 45 m.
- b. The village centre comprises The Green at its core with, to its north, the cricket ground, Lincoln's Hill and Northbridge. South of The Green is Southbridge with Pockford and Pickhurst Roads to the east and Mill Lane and Coxcombe Lane to the west. Road connections to the village north west expansion area are limited to Woodside Road and Coxcombe Lane. There are many public footpaths and bridleways.

3.2. Statutory Designations

- a. The village centre designated rural settlement area is limited to the southern part immediately around The Green, north to the school and south to Turners Mead. The centre north part from the school up to Northbridge is outside the settlement area. The whole village centre is retained in the Green Belt under WBC Local Plan Part 1 2018.
- b. The village centre single conservation area was formed in 2012 by the amalgamation of the two parts first designated. The village core was designated in 1973 and Northbridge, north of the core was designated in 1982. The latest conservation area boundaries are those arising from the 2012 revision. The appraisals in this Chiddingfold Design Guide supplement the CPC Conservation Area Appraisal 2007 and they have been

prepared following the guidance in HE Conservation Areas 2016. As at 2018, there are no proposals for any revision to the conservation area boundary.

- c. Within the village centre conservation area there are 41 listed buildings (HE NHLE). The parish Church of St Mary, the only building in the parish listed Grade I, is architecturally and historically of 'exceptional interest'. The Crown Inn and Hadmans, listed Grade II*, are 'particularly important buildings of more than special interest'.
- d. The remaining 38 listed buildings in the conservation area, all Grade II, are of 'special interest warranting every effort to preserve them' (HMG Listing Buildings 2010). Within the conservation area there are also six buildings and structures of local merit (WBC Locally Listed Buildings) which are of local architectural or historic interest. The Green is registered common land. There are a small number of individual tree preservation orders throughout the village centre, however all trees within the Conservation area are protected.

3.3. Historic Development

- a. The parish Church of St Mary, located in the village centre on The Green, contains the earliest standing built fabric in the parish. The nave is possibly on the site of an early Medieval church to which aisles were added c1180 and extended in the early C14th. The chancel was rebuilt and probably extended in c1230 and the north chapel added in c1260. The west tower appears to date from the C17th. The church was heavily restored in 1869-70.
- b. Also on The Green there are a few buildings surviving from the Medieval period, 1066-1485 (HE NHLE, DBRG Database 2009). These are the Crown

Inn, 1440 restored in C20th; Hadmans, C14th and C16th. The Willows is C15th behind a C19th front. To the north east of The Green is Solars, mid C15th and much extended in C19th. To the south west, Church Cottage is c1450 and Friars Gate to the south is C14th.

- c. Several buildings dating from the Tudor period, 1485-1603, survive in the village centre. These include Brook House, mid C15th; Beckhams Cottage and Little Beckhams, C16th with C19th alterations; Botley House, late C16th, much restored and extended in the late C19th; Grove Cottage, C16th with a C19th house onto The Green and Chantry House, C16th with C19th additions. To the east, Greenaway is dendro-dated 1545. In the northern part of the village centre, Northbridge Farm House is C16th with C19th alterations. South of The Green, there are several C16th cottages along the Petworth Road.
- d. From the Stuart period, 1603-1714, a few buildings survive. On The Green is the Smithy or Forge. This Forge was in fact built in 1812 and stands on the site of the original Market House [Cross House] of 1300 that was removed in 1811. It is believed that materials saved from the Market House were used to build the Forge. To the south is Fairfield, C17th with C19th extension. Glebe House, the former rectory and stables, (now a cottage) dates from 1537 with a front from 1704, encased in the early C19th and with C20th additions. East of the cricket ground is Waterfield, C17th.
- e. A small number of buildings date from the Hanoverian period, which includes the Georgian, 1714-1837. On The Green, these are the Manor House, late C18th front; and Beckhams, an early C19th encasement of earlier fabric. West of the cricket ground, the C17th Burrell House has a late C18th front and extensions.



- f. In addition to numerous alterations to buildings in the Victorian period, 1837-1901, C20th and C21st, a few new buildings have been added to the village centre. The St Mary's Church of England (Aided) Primary School on the Petworth Road was built in 1835 and expanded in 1868. In the late C19th there was a brickworks west of Coxcombe Lane and south of the footpath that became Ridgley Road.

3.4. Building Forms, Details and Materials

- a. In the village centre, the buildings and parts of buildings which date from before the C18th follow the forms, details and materials used throughout the parish as described in the Parish Character section 2. Surviving early buildings in the locally distinctive vernacular style include The Crown and Hadmans. There is some Horsham stone slating on the parish church Lych Gate roof and on Friars Gate, south The Green on the Petworth Road east side.
- b. During the C18th, classical architectural styles, copied and derived from Rome and later Greece, began to be used for some buildings in the parish and in particular for alterations which increased the perceived social status of houses around The Green. Buildings with surviving C18th fabric in the village centre include the Manor House, Brockhurst and Beckhams on the Green and Burrell House west of the cricket ground.
- c. As a result of the influence of classicism, the local distinctiveness of the built environment began to be eroded. Designs of building floor plans and external wall elevations began to become symmetrical. Storey heights increased and roofs became

lower pitched than before. Often chimneystacks were part of a designed symmetrical composition. Houses began to have central solid panelled front doors with separate fanlights and porch canopies. Windows gradually became relatively tall in height compared to their width with double hung vertical sliding sashes divided into panes by moulded glazing bars.

- d. C18th brickwork for walls tends to be more regular in appearance than earlier brickwork. The bricks, whilst still locally handmade, have a relatively fine texture with crisp arrises and reasonably even orange red colours. There is some patterning using dark red or grey bricks. The joints are pointed still in a local yellowish off white lime mortar and may be comparatively narrow. The door and window joinery is in painted moulded softwood. Few panes of historic glass survive.
- e. Further changes in building forms, details and materials occurred from the mid C19th. These changes are described in more detail in the Village Expansion Character section 4. Buildings with such changes in the village centre include the late C19th and C20th shop fronts added to houses along The Green south east side and the Roman Catholic church, built in Wealden stone on a cruciform plan with a rounded east apse.

3.5. Buildings Character Appraisal

- a. The special Interest of the village centre conservation area is derived from the parish church, The Crown and other buildings laid out around the north, south east and west sides of The Green. These buildings form an important group of historic buildings in the historic landscape and make a positive

contribution to the enjoyment of the village centre by the local community and visitors.

- b. The two landmark buildings in the village centre are the parish church and The Crown, both publicly accessible buildings on The Green. They are valued highly by the local community for their usefulness, historic interest and appearance. Yet in the mid C20th, the external render was removed from the walls of both of these buildings, and also the half tile hanging from The Crown, so radically changing their appearance.
- c. The church is significant for its continuing use as a place of Christian worship, its age and its contribution to the village setting. Likewise, The Crown is significant for its continuing use as a public house, its age and contribution to the village setting. It is a fine example of a full Wealden house, a distinctive medieval structural type. Also of importance for its architectural interest is Hadmans, an oak framed and brick infill house on The Green, partly hidden behind the boundary wall and hedge.
- d. The Forge on The Green is valued for its historic connections with the Chiddingfold market, as the village lock up and for its continuing use as a smithy. Architecturally eccentric details of interest in the village centre include the dormer window at Brook House, the decorative plasterwork to The Bungalow and the small building known as the dovecote at Greenaway. Throughout the village centre, the historic fabric is generally in good condition.
- e. Some early oak framed buildings of interest been raised in social status by the addition of C18th and early C19th extensions or encasements of earlier fabric. These include Brook House, Grove Cottage, The Willows and Beckhams. The surviving historic glass is important for its positive contribution to the village centre appearance. The eclectic styles of later shop fronts added to houses on The Green are valued by the community for their usefulness in providing spaces for local services.
- f. The erosion of local distinctiveness, commenced in the C18th, was continued in the C19th with the fashion for a diverse range of architectural styles and the consequent changes in building forms and details. With the arrival of the railway in 1858 and thus access to materials from further afield, bricks unlike those locally made and Welsh roofing slate became available. The Willows and Beckhams have some of their roofs covered in slate.
- g. The Roman Catholic Church, in a neo-Norman architectural style to designs by the architect Henry Bingham Towner, 1909-97, is a prominent feature on Woodside Road north side at its junction with the Petworth Road. The form, which follows the plan of the previous house on the site, Foxholes, and the use of stone in the mid C20th is unusual and unlike any other building in the parish. In 1923, the Old Rectory was built, designed by the architect Annesley Harold Brownrigg, 1882-1952, in a style reminiscent in parts of Surrey Arts & Crafts.
- h. In 2010, the inspirational church room, designed by architect Jim Garland, was completed. Set into the churchyard, with its curved grass roof, steel balustrade and glass front and rear panels, it is refreshingly different to any other building as yet in the parish and it has architectural merit. The decorative engraved glass panels are an example of the type of cultural enrichment which might be emulated in other infrastructure projects.

3.6. Landscape Character Appraisal

- a. In addition to its historic buildings, the special Interest of the village centre conservation area is derived from its historic landscape setting. The village centre is an example of a linear development along an important transport link, both the historic route and the subsequent one along the C18th turnpike. The streetscape remains generally only one plot deep between the Petworth Road and the rural landscape beyond.
- b. The Green lies at a height of around 55 m above sea level. It is triangular in shape with a pond at its south west corner. It is a good example of an undersigned public open space at the village core, typical of the Weald. It is of exceptional importance to local people as the location for the principle community activities such as the village fête and bonfire night. South of The Green, the Southbridge area around Anstead Brook flooded heavily in 1968 and again in 1999/2000 and 2013-14.
- c. Other publicly accessible open spaces in the village centre are also valued by the community. These include the parish churchyard, extended to the west; the recreation ground south west of the school; and the cricket ground on the Petworth Road south of Woodside Road; the latter two spaces dating from the late C19th. The Chiddingfold Village Cemetery is in the Roman Catholic church grounds.
- d. Private gardens, specimen trees and orchards attached to some large houses contributed much to the village centre landscape in the late C19th and early C20th and some continue to do so into the C21th. These include the brick walled garden at The Coach House and other gardens at Botley House, Beckhams, Glebe House and Burrell House.
- e. Garden boundaries in the village centre are a mixture of deciduous and evergreen hedges, various types of softwood fencing and low and sometimes decorative brick walls. The cricket ground is surrounded by steel post and rail estate fencing. A small amount of stone flag paving survives along The Green south east footway interspersed with some ironstone pitched paving of historic interest.
- f. The views to and from The Green include that west behind the parish church towards Ballsdown at the eastern end of Combe Ridge. There are some more distant views from the village centre into the countryside such as that northwards from the Petworth Road just south of the top of Lincoln's Hill. These are a significant feature of the village and are valued highly by the local community.



4. Village Expansion Character

4.1. Location and Setting

- a. From the historic centre of Chiddingfold, the village has expanded with housing and some infrastructure built into the adjoining wood and agricultural land. The expansion is mostly to the north west of the village centre off the A283 Petworth Road. It commenced along the low lying parts of Woodside Road at a height of 56 to 58 m and then later the higher parts further west up to around 75 m. Two public footpaths lead north and east from Woodside Road at Harts Grove.
- b. The village expansion is also along Ridgley Road off Coxcombe Lane, mostly on high ground south of Woodside Road. Its south end is linked by a footpath between the opposite side of Coxcombe Lane and the Petworth Road. Several cul-de-sacs infill the valley and hill top between Woodside and Ridgley Roads. Ballsdown, south of Ridgley Road, rises up to Combe Ridge and then along it to the east at a height of around 85 m. Two footpaths link Ridgley Road to the footpath along Ballsdown and Combe Ridge.
- c. There is also one small, relatively isolated, development to the south of the village centre at Turners Mead. It is in a former field on low lying land, at a height of around 53 m, east of the Petworth Road just south of Anstead Brook and north of the footpath which leads south east to Pickhurst.

4.2. Statutory Designations

- a. Under WBC Local Plan Part 1 2018, the north west expansion settlement area, excluding Ballsdown, was removed from the Green Belt. The village centre rural settlement area, which remains in the Green Belt, includes Turners Mead to its

south. In the north west expansion area there are two grade II listed buildings of 'special interest warranting every effort to preserve them' (HMG Listing Buildings 2010). There are several individual and multiple tree preservation orders throughout the north western area.

4.3. Historic Development

- a. The major part of the Chiddingfold village expansion coincided with the late C19th agricultural depression when many land owners sold off all or parts of their holdings. The village expanded principally northwest towards Combe Common and partly to the south immediately south of Anstead Brook. Within the north west expansion area, two earlier buildings survive. These are the medieval Combe Farm House, early C14th with C19th and C20th additions, and the Stuart period Old Dog Kennel Hill House, C17th with C20th additions (HE NHLE, DBRG Database 2009).
- b. The north west expansion of village began in the late Victorian period, 1888-1901, with four pairs of houses, some dated 1888, on Woodside Road south side, west of Coxcombe Lane. By 1895, Roseneath had been built further to the west, with a brick field to its south, and Knowsley Cottages and Terrace on Woodside Road west on the north side overlooking Limekiln, now Spain, Hanger. The Baptist chapel on Woodside Road dates from 1904.
- c. By 1913, pairs of houses and cottages and a fire engine station had been added along Woodside Road north side with further infilling along the south side west of Coxcombe Lane. Crofts, a relatively large house, was built on the bottom north west corner of Dog Kennel Hill. On both sides of Woodside Road

west end, a variety of further cottages had been added. Ashvale had been built with a few cottages off Woodside Road into fields on the hill top.

- d. From when the road was built at the turn of the C20th, a variety of detached and semi-detached houses were built along both sides of the central part of Ridgley Road. Ballsdown was added around the same time with The Downs built in 1903 and Little Barsden at a similar date. By 1938, infilling with housing had continued along the top part of Woodside Road, Ridgley Road and Ballsdown.
- e. After the Second World War, during the 1950s and early 1960s, housing was built by the local authority along new access roads off Woodside Road at Queen's Mead and Hartsgrove. There was further local authority housing on Ridgley Road at Stephens Field and along Pathfields off Ridgley Road.
- f. The expansion of Chiddingfold to the south began before the 1870s with a pair of houses on the north side of the footpath to Pickhurst at its junction with the Petworth Road. Further houses were added later and by 1913 a terrace of four houses named Turner's Mead had been built further south east into the field. By 1962, the road had been lined with semi-detached and terraced houses built by the local authority.
- g. By 1977, the village north western expansion area had been infilled with a large amount of housing, much in developments off new cul-de-sacs. Off Woodside Road south side, there was infilling behind the chapel and Roseneath. The ex-service men's club had been added on the north side opposite the end of Coxcombe Lane. Woodside Close, and later Yewens,

were built off Woodside around Old Dog Kennel Hill House.

- h. Further west, there was infilling along Ashvale and on both sides of Woodside Road with local authority housing at Combe View on the north side overlooking Spain Hanger. Also by 1977, the block of flats at Turners Mead (Anstead Flats) had been added by the local authority.
- i. Off Ridgley Road, the largest development in Chiddingfold to date, Ash Combe with Oak and Beech Closes, had been completed by 1977. The cluster of housing at Pathfield Close at Pathfields had been added also by the local authority. By 1977, there had been also further housing infills on Coxcombe Lane, Ridgley Road and along Ballsdown. By the end of the C20th, the small number of shops on Woodside Road and Coxcombe Lane had been incorporated into their adjoining dwellings.
- j. At the end of the C20th and into the early C21st, new houses infilling gaps throughout the village continued. The development at Crofts Close was built off Woodside Road at the bottom of Dog Kennel Hill and Woodberry Close replaced Kennel Hill Farm at the top. The Oaks was developed off Coxcombe Lane west side just south of its junction with Ridgley Road.
- k. In 2005, Chiddingfold Surgery moved to a new building off Ridgley Road. A few housing association dwellings have been built at Queen's Mead, Coopers Cottages and at Field View Close off Ridgley Road. Wildwood Close was built off Woodside Road north side behind The Villagers, the rebuilt club now used as a gymnasium.

4.4. Building Forms, Details and Materials

- a. The two early buildings in the north western expansion area are typical of the local vernacular as described in the Parish Character section 2. It seems that between the C17th and the late C19th no new buildings were built in the north western expansion area. Other than the two historic assets, there are no landmark nor locally important buildings nor any of architectural merit in the expansion areas. The north west expansion area entirely lacks any cohesive sense of place.
- b. Increasingly from the mid C19th, clay bricks became machine made, hard with fine textures, sharp arrises and strong to purplish red colours. Red bricks were sometimes combined with yellows and dark greys and some had decorative mouldings. Roof tiles also were increasingly machine made and often single cambered in strong red colours. Welsh metamorphic slates enabled roof pitches to be lower than those for clay tiles. Cast, and later milled, lead sheet became available to improve the weathering of building abutments.
- c. In the late C19th, the housing built along Woodside Road was a mixture of detached and semi-detached houses and short terraces of cottages all aligned with and set back from the road with front and rear gardens. The densities range widely from low at seven dwellings per hectare above part of Spain Hanger to high at around 30 dwellings per hectare on Woodside Road north side west of Coxcombe Lane.
- d. Ridgley Road and Ballsdown, also developed in the early C20th, also have linear layouts albeit with larger houses, particular on Ballsdown, than on Woodside Road. Along Ridgley Road, the housing density is very low to low at between six and 13 dwellings per hectare. Along Ballsdown, the density is very low at around three dwellings per hectare.
- e. The late C19th and early C20th dwellings are typically Victorian in their forms, details and use of materials. The single fronted houses, derived from the Georgian form, have one front and one back room on each storey with the front door and staircase to one side. The softwood roofs are reasonably steeply pitched, often with large front gables, and chimneystacks. Many roof verges have painted moulded or decorative barge boards. Front doors are generally half glazed and porches larger than Georgian ones. Windows are also larger with larger and fewer panes of glass than earlier.
- f. In the mid C20th, the housing developments at Queen's Mead and Harts Grove off Woodside Road and Pathfield and Stephens Field off Ridgley Road were built in clusters with public open spaces off new access roads at a medium density of around 23 dwellings per hectare. Turners Mead in the south has a linear layout, with an end cluster, and is at a similar density.
- g. The form of the mid C20th local authority housing was a mixture of semi-detached houses and short terraces. The buildings have relatively generous areas in rectangular plans with projecting two storey front bays, some side and rear extensions and generally hipped roofs with chimneystacks. The walls are in plain brickwork is slightly pinkish pale red in colour and the roofs are clay tiled, increasingly also with solar panels. Much of the mortar is

cementitious in a dull grey colour. The rows of prefabricated concrete garages were added later.

- h. The housing developments built in the late C20th and C21st are accessed individually from cul-de-sacs off Woodside and Ridgley Roads. The developments have become increasingly denser. For example, Woodside Close has a low density of around 5 dwellings per hectare. Ash Combe, Oak and Beech Closes and Yewens were built at low densities of 13 to 15 dwellings per hectare. The later Pinckards and Wildwood, Crofts, Woodberry and Field View Closes were built at medium to high densities of 25 to 30 dwellings per hectare.
- i. The late C20th and early C21st housing is mostly detached houses with some semi-detached and one short terrace. The forms are generally based on a rectangular or square plan with single or two storey extensions on one or more faces. The roofs are low pitched with gables, usually with one chimneystack, some with solar panels. Some houses have an attached garage at the front. There is a large variety of door and window shapes and patterns. One house in the classical style is markedly dissimilar to most other buildings in the expansion areas.
- j. Few, if any, of the late C20th and early C21st building materials have been produced locally. The walls are a combination of plain brickwork, in a variety of colours including a dull yellowish grey, interspersed on the same building with panels of painted weatherboarding or clay or concrete plain or ornamental tile hanging. Some roofs are covered in machine made plain clay or concrete tiles, many have interlocking or profiled tiles, all in a

variety of colours, often dark, with or without artificial mottling. Doors and windows are in painted or stained softwood or bright white plastic. Some windows have external side hung shutters of Mediterranean influence.



4.5. Buildings Character Appraisal

- a. As Combe Farm House is now on the edge of the north western expansion area, some sense of its rural setting remains. However, Old Dog Kennel Hill House has been surrounded entirely by C20th housing and has lost all sense of its tranquil rural historic setting.
- b. Many of the late C19th and early C20th houses built in the north western area survive and similar densities have continued in later developments. Some roofs were built with attics and some have been converted later making good use of the building volume. Some houses were built with rear extensions and many have been altered or added later, often providing thereby decent kitchens and bathrooms. They are generally in good condition.
- c. The details of late C19th and early C20th housing in Chiddingfold are more elaborate than on earlier buildings. For example, projecting brick dentil courses above ground floor window heads support highly ornamental clay tile hanging above. Many of the softwood details require regular maintenance to keep them in good condition. The overall form, details and materials, particularly the machine made bricks and tiles, result in a lack of local distinctiveness in the late C19th and early C20th housing.
- d. The majority of the mid C20th housing built by the local authority survives. Some has passed into private ownership under right to buy legislation. The relatively simple housing designs are derived clearly from the local vernacular by way of the Domestic Revival style. The layouts in clusters, such as at Pathfield Close, achieve a good sense of place and allow for passive surveillance. Alterations, extensions and garages need to respect the original design details, particularly the doors and windows renewed with plastic frames.
- e. The late C20th and early C21st housing developments built around cul-de-sacs have become typical of the village north western expansion area. Those with very low and low densities provide only a small number of dwellings for the amount of land used. The development layouts are generally inward looking with only one road connection to either Woodside or Ridgley Road. The later dwelling sizes are generally smaller than for earlier housing. The infilling with extensions and new housing is leading increasingly to a sense of overcrowding and a lack of privacy in parts of the village expansion areas.
- f. The building forms, details and materials used in the late C20th and early C21st do not attempt to respect the local traditions. For example, dark coloured roof tiles continue to darken with age and so contrast unsympathetically with traditional orange red plain tiles, particularly in comparison to those used for tile hanging. Some details, materials and construction methods used require high levels of maintenance and repair to keep the buildings in good condition and sustainable for C21st living.

4.6. Landscape Character Appraisal

- a. Woodside Road follows part of the historic route from the village centre around Dog Kennel Hill and out along Combe Lane north towards Wormley and south west towards Grayswood and Haslemere. A footpath connected the village with Combe Common to the west until around the turn of the C20th when Ridgley Road was made on the same line to provide a shortcut between Coxcombe and Combe Lanes.

- b. The headwaters of Wareham Stream fed Slough Pond, on Woodside Road north side opposite Coxcombe Lane, and the pond outside Old Dog Kennel Hill House. Both were infilled in the early C20th. The protected trees in the north western village expansion area include those around Yewens and on Woodberry Close north and west sides. These, together with many other trees, contribute positively to the landscape.
- c. The expansion of Chiddingfold village from the late C19th resulted in the loss of wood and agricultural land, brick fields and works. The greatest loss was the former fields and woodland at Ash Combe, Oak and Beech Closes. The housing along Woodside and Ridgley Roads is generally set back with front gardens onto the roads and rear gardens facing directly onto the countryside beyond. This layout persists for much of Woodside Road north and north western sides but otherwise has been lost with the infilling of the north western area.
- d. The pattern of expansion has resulted in the relative isolation of the village centre from the expansion areas. Any further expansion of the village should seek to mitigate the current imbalance. Such mitigation might include consideration of expansion around the village centre into new areas to the south and east. This would improve sustainability, including of the village facilities, and the overall sense of place.
- e. Both Woodside and Ridgley Roads might be enhanced by traffic calming to reduce the impact of the ever increasing motorised vehicle numbers, noise and speed. Mitigation will be needed to address the increase in traffic as a result of any new development off these roads. Many of the mid to late C20th and early C21st cul-de-sacs would be improved by footpaths to provide connections through the north



western expansion area to and from the village centre. For example, a footpath might be provided between Ash Combe eastern end and Pathfields.

- f. The public open spaces which remain in the expansion areas are valued by the local community for the sense of place that they create. The open spaces are appreciated for the leisure uses and for the passive surveillance that they allow. Enhancement of the spaces on Woodside Road north side opposite Coxcombe Lane together with that outside Wildwood Close would create a sense of place.
- g. The gardens throughout both of the expansion areas are important contributors to the appearance of Chiddingfold village. They continue to give some impression of the rural setting particularly where mature trees, some left over still from the assart process, have been retained. The garden boundaries onto the roads have a similar variety of treatments to the village centre. Low fencing along roads, especially those with footways, with or without hedges, helps to achieve a balanced transition between public and private spaces.
- h. The views to, from and within the north western expansion area are limited by the undulating topography and the buildings. Views into the many cul-de-sacs are curtailed by the development layouts. Improvements and additions to the few glimpses to the fields and woodland beyond Woodside and Ridgley Roads would be welcome.

5. Cultural Values

5.1. Preamble

- a. In describing the values that the community holds in the place, this section is the cultural community statement for Chiddingfold. In Holden Capturing Cultural Value Demos 2004, it is suggested that 'Just as Village Design Statements influence planning decisions, a similar process could be used to create Cultural Community Statements.' This allows the community of Chiddingfold to have democratic input into planning process and decisions.
- b. Cultural value 'recognises the affective elements of cultural experience, practice and identity, as well as the full range of quantifiable economic and numerical data; it therefore locates the value of culture partly in the subjective experience of participants and citizens' (Holden 2004). Cultural value 'promotes a 'strong' culture' and 'integrates culture with the rest of public policy'.
- c. 'People may value a place for many reasons beyond utility or personal association: for its distinctive architecture or landscape, the story it can tell about its past, its connection with notable people or events, its landform, flora and fauna, because they find it beautiful or inspiring, or for its role as a focus of a community. These are examples of cultural and natural heritage values in the ... environment that people want to enjoy and sustain for the benefit of present and future generations, at every level'. (HE Conservation Principles 2008).
- d. 'Many ... values are recognised by the statutory designation and regulation of significant places, where a particular value, such as 'architectural or historic interest' or 'scientific interest', is judged to be 'special', that is above a defined threshold of importance.' 'the significance of a place should influence decisions about its future, whether or not it is has statutory designation.' 'People's experience of all ... values tends to be enhanced by specific knowledge about the place.' (HE Conservation Principles 2008).
- e. 'Intrinsic values are the set of values that relate to the subjective experience of culture intellectually, emotionally and spiritually' (Holden Cultural Value and the Crisis of Legitimacy Demos 2006). They include evidential, historical, aesthetic and communal values. 'Instrumental values relate to the ancillary effects of culture, where culture is used to achieve a social or economic purpose. They are often, but not always, expressed in figures.' (Holden Cultural Value and the Crisis of Legitimacy Demos 2006).
- f. In preparing the Chiddingfold Neighbourhood Plan, some of the instrumental values held by the community have been identified in the research in the supporting documentation. These documents include AECOM Site Assessment 2017 and AECOM Housing Needs Assessment 2018. However, 'instrumental value on its own does not give an adequate account of the value of culture' (Holden Cultural Value and the Crisis of Legitimacy Demos 2006).

5.2. Evidential Value

- a. 'Evidential value derives from the potential of a place to yield evidence about past human activity.' 'Physical remains of past human activity are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.' 'Their evidential value is proportionate to their potential to contribute to people's understanding of the past.' (HE Conservation Principles 2008).

5.3. Historical Value

- a. 'Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.' 'Illustration depends on visibility' 'Illustrative value has the power to aid interpretation of the past through making connections with, and providing insights into, past communities and their activities through shared experience of a place.' (HE Conservation Principles 2008).
- b. The community values the historic identity of Chiddingfold and in particular the village centre. The Chiddingfold Archive stores historic items and presents exhibitions of local interest so enabling people to research and learn about their local history.
- c. Neolithic worked flints and items discovered from the Bronze and Iron Ages are evidence of the human presence from around 4000 BCE.
- d. 'Association with a notable family, person, event, or movement gives historical value a particular resonance.' 'Recognition of ... associative values tends in turn to inform people's responses to ... places.' 'The historical value of places depends upon both sound identification and direct experience of fabric or landscape that has survived from the past The authenticity of a place ... often lies in visible evidence of change as a result of people responding to changing circumstances.' (HE Conservation Principles 2008).

5.4. Aesthetic Value

- a. 'Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place.' 'Aesthetic values can be the result of the conscious design of a place, including

artistic endeavour.' Also 'they can be the seemingly fortuitous outcome of the way in which a place has evolved and been used over time.' 'Aesthetic values tend to be specific to a time and cultural context, but appreciation of them is not culturally exclusive.' (HE Conservation Principles 2008).

- b. 'Design value relates primarily to the aesthetic qualities generated by the conscious design of a building, structure or landscape as a whole. It embraces composition (form, proportions, massing, silhouette, views and vistas, circulation) and usually materials or planting, decoration or detailing, and craftsmanship.' 'Some aesthetic values ... develop more or less fortuitously over time, as the result of a succession of responses within a particular cultural framework.' 'Aesthetic value resulting from the action of nature on human works, particularly the enhancement of the appearance of a place by the passage of time ..., may overlie the values of a conscious design.' (HE Conservation Principles 2008).
- d. Historic routes. Adverse impacts derive from high volume of vehicular traffic and lack of parking spaces. .
- e. Open spaces. Aesthetically pleasing rural landscape extending into village centre. Open space between historic centre and village expansion area. Variety of views. Fields diminished by lack of maintenance.
- f. The rural landscape of Chiddingfold, and its relative tranquillity in busy Surrey, is valued greatly.
- g. Extensive woodland, remnants of Anglo Saxon Andredesweald forest. Landmark trees. Long, continuous, dense hedging. Adverse impacts come from lack of maintenance and succession planting.

5.5. Communal Value

- a. 'Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.' (HE Conservation Principles 2008).
- b. 'Commemorative and symbolic values reflect the meanings of a place for those who draw part of their identity from it, or have emotional links to it.' 'Such values tend to change over time, and are not always affirmative. Some places may be important for reminding us of uncomfortable events, attitudes or periods in England's history.' (HE Conservation Principles 2008).
- c. The first ship named HMS Chiddingfold, after the Petworth fox hunt, entered the Royal Navy fleet in 1941. The current ship is a minehunter known colloquially as 'Cheery Chidd'.
- d. 'Spiritual value attached to places can emanate from the beliefs and teachings of an organised religion, or reflect past or present-day perceptions of the spirit of place. It includes the sense of inspiration and wonder that can arise from personal contact with places long revered, or newly revealed.' Spiritual value 'is generally dependent on the perceived survival of the historic fabric or character of the place, and can be extremely sensitive to modest changes to that character, particularly to the activities that happen there.' (HE Conservation Principles 2008).

5.6. Social Value

- a. 'Social value is associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence. [...] They tend to gain value through the resonance of past events in the present, providing

reference points for a community's identity or sense of itself.' The social values of places are not always clearly recognised by those who share them, and may only be articulated when the future of a place is threatened.[...] Compared with other heritage values, social values tend to be less dependent on the survival of historic fabric.' (HE Conservation Principles 2008).

- b. The annual events held on the village green, the summer fête and the autumn bonfire, are valued for the collective experience and memories they create.
- c. Learning.
- d. Tourism.

5.7. Economic Value

- a. 'Although most places of heritage value are used, or are capable of being used, for some practical purpose, the relationship between their utility and their heritage values can range from mutual support ... to conflict.' (HE Conservation Principles 2008).
- b. Property. Land and buildings.
- c. Businesses generally. Retail and catering.
- d. The communal and commercial facilities in the village centre are valued by people living in the village and the parish more broadly as well as by people from neighbouring parishes and those passing through on the A283 Petworth Road.

6. Design Guidance

6.1. Preamble

- a. The design of buildings, and the spaces between them, must be well considered. The physical form of a development, at a variety of scales, must be effectively managed through planning guidance. This document supports the Chiddingfold Neighbourhood Plan and this design guidance, informed by HMG Design 2014, facilitates the achievement of good design and connected objectives.
- b. Good design creates places, buildings and the spaces around them, and puts people first. Design addresses the way buildings and spaces function, the type and way in which they are used. Good design achieves enduring flexible places valued by the people who use them for their lifetimes. It supports and enhances communal and commercial facilities. Names for new places, carefully chosen for their local meaning, enhance the sense of place.
- c. Design principles apply to places, the built environment of buildings and spaces, and their relationship to the natural environment. Whether time and financial resources are abundant or limited, good design is essential for helping to add value to the built environment, reducing the long term costs and improving quality of life. The amount of cost is not an acceptable reason for divergence from this design guidance.
- d. Well-designed places are functional and forward looking. They have attractive, distinctive characters, are adaptable and resilient, and have a mixture of uses and tenures. They encourage ease of movement. Strong architectural and landscape designs provide attractive places to live and environmental benefits for users. Attractive public

spaces encourage a range of uses within the same space through flexible expansive design. Clearly identifiable features aid wayfinding.

- e. Design codes provide detailed design guidance and are to be based on the design vision for Chiddingfold set out in this document. They are prepared by specialist advisors from the start of the development process. Land owners, designers, developers and the local community are all to contribute to each design code. Design codes are to be prepared for developments on large sites or groups of sites, in more than one ownership, and where there will be more than one development phase.

Chiddingfold Design Principles: General

- Places in Chiddingfold are to be well designed with attractive, locally inspired and distinctive characters and names.
- Buildings, and the spaces around them, are to be functional and forward looking, adaptable and resilient for C21st living.
- Development designs are to support a mix of uses, building types and tenures to suit identified requirements for Chiddingfold.
- New developments are to be welcoming, provide safe places and nurture community spirit and respect the heritage assets.
- Developments are to enhance ease of movement within and around their area.
- Developments on large sites or groups of sites, in more than one ownership and/or with phased development, are to comply with site specific design codes.

6.2. Layout

- a. The layout of a development is the way in which buildings and spaces relate to each other. It is the way in which buildings, routes and open spaces are positioned in an area and how they relate to one another. This is the basic plan for the development. Flexible layouts and designs create enduring developments.
 - b. Well considered developments in existing and new areas respond to the existing layout of the buildings, routes and spaces. Appropriately designed layouts ensure that buildings relate to each other, routes are connected and open spaces are complementary. The layout design of an area considers the adjoining existing buildings and pattern of heights, topography, routes and spaces and views into and out of the area including any vistas and landmarks.
 - c. Efficient layouts have building fronts and entrances onto public routes with private spaces to the rear. A well designed layout will have a clear definition between public and private space. Such layouts promote passive surveillance and safe public open spaces and access routes. Front gardens are buffer zones between public external space and private internal space and contribute to good privacy and security.
 - d. New developments are to be outward looking, well connected to their immediate surroundings and improve existing areas. Layout designs will consider the existing and new building lines, links between routes and the public spaces. They are to be well integrated into Chiddingfold as a whole parish with good, easy to use connections to the village facilities.
- Historic buildings and existing land uses are to be respected. Historic routes reinstated and enhanced with new connections.
- e. Good development layouts enable and encourage people to walk between buildings and spaces within and around the development area. They ease wayfinding. Well-designed layouts provide choices of routes, improve connectivity across a wide area and consider future connections that might be needed. Good layouts reduce the use of powered vehicles.
 - f. Well-designed routes are attractive, direct and follow desire lines. They have safe, easy to use connections to existing rights of way including roads, public bridleways and public footpaths. Good routes respect the topography, are well overlooked and pass in front of buildings. They have good daylighting with street lighting only within the village.
 - g. New developments in Chiddingfold village are to be within a short walk of existing and new communal and commercial facilities in the village. Layouts will encourage people to choose walking and cycling by keeping travel distances short. Building clusters will be connected to each other by public through routes. Entrances to new developments are to be welcoming.

Chiddingfold Design Principles: Layout

- New developments are to be welcoming and well-integrated into Chiddingfold as a whole parish with good connections to village facilities and open spaces.
- Development layouts are to respect topography taking into account changes of levels and orientation.
- Development layouts are to use land efficiently and define clearly public open and private spaces.
- Views in and around Chiddingfold are to be respected with new development layouts enhancing near and distant views into, out of and within developments.
- Development layouts are to respect natural and built landscape features including watercourses and historic land boundaries.
- Routes to, from and within developments are to be public rights of way and designed to ease wayfinding.
- All developments are to have public bridleways and/or footpath connections to nearby public rights of way.
- Developments of more than 12 dwellings are to have through or loop roads with welcoming entrances.

6.3. Form

- a. The form of a development is the shape of the buildings and the spaces between them. There are many forms of building massing. The success of the form depends on the building placement in and relationship to the surroundings, the use and the architectural quality. There are also many forms of routes with a variety of junctions and access to buildings and spaces. A well designed route considers its form, location and function.
- b. The design of buildings forms and spaces will consider orientation and local climatic conditions including day and sunlight, wind and temperature. Well-designed forms create interesting buildings with well-defined spaces around them and improve access and movement routes. Asymmetric arrangements of plans and elevations are in keeping with locally distinctive traditional forms. Asymmetrical forms are flexible in terms of placing of doors and windows, internal layouts and adaptability to changing access requirements.
- c. New buildings visible from a public highway in the rural parts of Chiddingfold are to have forms derived from the locally distinctive traditional forms. In the village centre, building forms are to be in keeping with the historic fabric. Within the village expansion area, extensions and new buildings adjacent to existing buildings are to be in keeping with the existing building forms.
- d. New buildings in traditional forms will have simple rectangular plans with subservient extensions to the rear. The roofs will be steeply double pitched

with the main ridge line be parallel to the road and either hips or gable ends. New development building forms are to have forward looking distinctive characters inspired by local traditional forms. Houses built for different tenures within one development are to be indistinguishable.

- e. Carefully designed and located public open spaces, overlooked by buildings and including a space for each cluster, are to provide social places for people to meet and play. A variety of open spaces will facilitate a good range of uses. Views created into, out from and within new developments, the countryside and public open spaces will enhance the sense of place and well-being.
- f. New buildings and roads are to be separated from the settlement boundaries by public open spaces and/or private gardens to act as a buffer between developments and the rural setting. New dwellings are to have front gardens to facilitate overlooking for social and security purposes and rear gardens with the part nearest the building designed for private use.
- g. Through roads in new developments are to have green verges to soften the adverse impact of the hard landscaping on the rural character of the parish. Vehicle parking is to be well integrated into new developments and subservient to the setting. Parking is to be off roads and kept away from front gardens to ease pedestrian and vehicular movement and to reduce the aesthetic impact of rows of vehicles.

Chiddingfold Design Principles: Form

- New building forms in rural Chiddingfold, the village centre and expansion area are to be derived from and respect traditional forms.
- Building forms for new developments are to be forward looking with distinctive characters inspired by traditional forms.
- Developments of more than 12 dwellings are to have clusters of 8 to 12 dwellings with clusters connected to each other by through roads.
- Each cluster of dwellings is to overlook a public social place dedicated to that cluster of dwellings.
- New buildings and the spaces around them are to have forms which enhance and create views into, out of and within developments.
- New buildings and roads are to be separated from settlement boundaries by public open spaces and/or private gardens.
- New dwellings are to have front and rear gardens.
- New roads through developments are to have green verges planted with trees.
- Vehicle parking is to be well integrated and subservient, off road and behind building front lines. Vehicle parking is to be well integrated and subservient, off road and behind building front lines. Sufficient parking spaces must be provided for each housing unit in keeping with the CNP parking guidelines.

6.4. Scale

- a. The scale of a development is the size of the buildings and the spaces between them. Scale relates both to the overall size and mass of buildings and spaces in relation to their surroundings and to the parts of buildings and spaces. Scale considers also local climatic conditions. The character, functioning and efficiency of an area is influenced by the scale of its buildings and open spaces. Carefully balanced amounts of building and open spaces use land well and provide good access and amenity.
- b. Building density is the amount of building compared to the land area taken for a whole development including open spaces and access. In Chiddingfold, the density of new developments is to be in keeping with the rural setting. In the village centre, the density is to be maintained with ongoing careful consideration of the balance between buildings and spaces. In the village expansion area, the density is to be within the existing range.
- c. The amount of land taken for new developments is to be minimised by efficient land use. For new developments, the density is to be within the existing medium to high densities of the village expansion area. High densities are preferred where plots abut existing similar areas. Medium densities for areas along the settlement boundary will mediate between the built up and rural areas. Densities for housing of different tenures within one development are to be indistinguishable.
- d. Careful design of the size of individual buildings and their elements considers the local character, skylines, views and vistas and limits overshadowing and overlooking. The use of, and views from, adjoining buildings, routes and spaces is improved by building elements which are attractive and functional in scale. Well-designed massing of new developments respects existing skylines and contributes to the creation of distinctive ones. Roofscapes, with minimal interruptions from building service, enhance skylines and views.
- e. New housing with up to three bedrooms might be in simple short terraces of up to four dwellings to use land efficiently. Well-designed clusters of terraces and/or detached and semi-detached houses of three or more bedrooms will create attractive places to live at a scale to promote local well-being.
- f. New buildings are to have storey heights and numbers and roof ridge heights in keeping with existing buildings in Chiddingfold. Buildings are to be two storey generally. New houses in scale with traditional buildings will have one and a half storeys, with the second storey partly within the roof. Three storey buildings are likely to be acceptable only where the topography allows the roof ridge line to remain within the adjacent two storey roof line envelope.

Chiddingfold Design Principles: Scale

- The land for development is to be used efficiently with the amount of land taken for building and routes minimised.
- New buildings and extensions in rural areas of Chiddingfold, the village centre and expansion area are to respect existing densities.
- New housing developments are to have densities between 23 and 30 dwellings per hectare with a range of housing types.
- Buildings are to be one and a half to two storeys high with three storey buildings acceptable only where the roof line remains within the adjacent roof line envelope.
- Public open space dedicated to each housing cluster is to be provided with an area useable for social gatherings not less than half the average plot area for that cluster.

6.5. Detailing

- a. Detailing is the important small elements of the buildings and spaces. A good quality new development has good attention design detail. Well-designed building element details are considered individually, in combination with adjacent elements and as in the building as a whole. Well-detailed buildings are durable, easy to access, use, maintain and repair and are energy efficient. The choice of architectural style is not a planning matter. Architectural pastiche is not forward looking and may not result in buildings fit for well-designed C21st living.
- b. Well-designed details for new buildings in keeping with and respecting locally distinctive characteristics will be derived from a thorough understanding of traditional responses to function, construction and durability. Simple, plain details will be in keeping with local traditional buildings. Well-designed details for new buildings inspired by local traditions will be derived from distinctive characteristics and have forward looking construction details appropriate for the C21st.
- c. Groups of buildings will have continuous flat fronts, with or without emphasised entrances. Porches may have flat or pitched canopies or roofs in keeping with the main roof. Traditionally detailed buildings have flat fronts with all doors and windows in the same plane as the walls. Traditional windows generally have widths greater than their height with those immediately below the roof close under the eaves.
- d. New buildings with traditional detailing may have either blind non-functional front gables or dormer windows. Gables and dormers are to be either the front or back main roof slope above

the eaves and otherwise in accordance with these principals. Windows in the plane of the roof will be in the side or rear roof slopes. Chimneys will be astride the main roof ridge line.

- e. All building extensions are to be designed in accordance with these principals. Designs for annexes are to meet the same criteria as extensions. Roofs, if not built originally as habitable space, are to be designed for future conversion to one or more rooms. Extension roofs abutting existing walls are to have sufficient space for well-detailed, easily accessible and maintainable junctions.
- f. Garages, parking spaces and outbuildings are to be designed generally in accordance with WBC Residential Extensions 2010. Adequate external storage space is to be provided for recycling and waste bins, as well as for vehicles including cycles. Parking spaces are to be to the side and behind buildings with the area of paving kept to the minimum necessary for pedestrian and vehicular access.
- g. All incoming and outgoing building service pipework, cabling and connections will be below ground to maintain an uncluttered appearance. Likewise, street furniture, including seating, lighting and signage, is to be kept to a minimum and simple and plain in appearance in keeping with the rural setting.
- h. Boundary and landscape features, banks, ditches, streams, ponds and tracks and the like, are to be respected, repaired and integrated into well-designed new boundaries and other landscape features. Well-designed pedestrian routes will have designated crossing points over roads and safe, accessible field gates for both people and animals. All new developments should incorporate Swift bricks, hedgehog highways, wildflower and other appropriate planting which will enable wildlife to range across the landscape and result in net biodiversity gain.

Chiddingfold Design Principles: Detailing

- New buildings and extensions in keeping with locally distinctive characteristics are to have well-designed traditional detailing.
- New buildings inspired by local traditions will have derived from details derived from distinctive characteristics and forward looking construction details.
- Building services pipework, cabling and connections to new buildings are to be below ground.
- Street furniture, including seating, lighting and signage, is to appropriate for the rural setting of Chiddingfold.
- Boundaries lined with trees and hedges are to be retained and any gaps infilled.
- Boundaries to new developments are to respect and be well-integrated with historic boundaries and landscape features.
- New public bridleways and footpaths are to be designed to be fully accessible to a wide range of users and abilities with crossing points over roads.
- New roads are to have at least one continuous footway and have footways along all building plot fronts.

6.6. Materials

- a. Materials are the fabric from which buildings and the external spaces are made. Materials for buildings and open spaces that are practical, durable and attractive contribute to good design. A well-considered choice of materials helps to harmonise developments with their surroundings. Colour, texture, grain and reflectivity all contribute to harmony.
- b. Well-designed buildings and open spaces incorporate a wide range of materials. Traditional materials, more recently developed and innovative construction materials, techniques and manufacturing methods all can contribute. Well-chosen materials function as expected and achieve durability, good energy efficiency and ease of construction.
- c. Mature trees are to be retained and ancient woodland respected. New trees are to be planted and maintained where the removal of a tree is unavoidable to provide access to a new development. A variety of native species trees and hedgerows are to be used to define and gap fill plot, new development and settlement area boundaries. Ornamental flowering cherry trees in new road verges will continue a locally distinctive feature. Landmark tree species for public open spaces are to be carefully chosen and located to suit the tree when fully mature and to ensure a net biodiversity gain from the development.
- d. Riven timber post and rail fencing, uncoated and left to weather naturally, is acceptable in all areas of Chiddingfold. Timber post and metal wire or mesh or other animal fencing should be in or immediately adjacent to hedgerows so that it may blend into the landscape. Timber or concrete post and panel fencing should be used only in the village between back gardens where it is required to provide privacy and should incorporate holes to enable hedgehogs and other wildlife to pass across the landscape.

Chiddingfold Design Principles: Materials

- **Materials are to be chosen to harmonise with their surroundings in terms of colour, texture, grain and reflectivity.**
- **Materials for buildings and external spaces must perform well in terms of practicality, durability and energy efficiency.**
- **Materials for new buildings and external spaces in rural Chiddingfold, the village centre and expansion areas are to be in keeping with and respect traditional materials.**
- **Materials for new developments are to be inspired by traditional materials and may be more recently developed and innovative than the historic palette of materials.**
- **Plot, new development and settlement area boundaries are to be planted with a variety of native species trees and hedgerows, in accordance with best practice for the Low Weald character area.**
- **Public bridleways, footpaths and the like are to have durable surfaces appropriate for rural settings and paved within the village.**

7. Chiddingfold Design Guide: Images of good design

a) Boundary Treatments



Early Victorian brick wall



Late Victorian brick wall



Georgian brick wall



Modern brick wall with hedge



Ornate Victorian brick wall



Traditional picket fence with hedge

b) Entrances and Setbacks



Five metre grass setback



Crazy paving path through setback to gate



Crazy paving path with border



Gravel drive gate through setback



Gravel drive through setback



Traditional gate gravel drive

C) Porches and Doors



Cottage porch



Traditional cottage porch



Variety on recent development



Modern porch detailing



Modern variety

d) Roofs and eaves



Decorative Victorian ridge eaves



Victorian Ridge Boards

e) Walls and brickwork



Alternative club and plain tiles



Decorative step and plain tiles



Sussex bond brick work on Queen Ann House



Decorative Victorian window and wall edging

f) Complete properties



Terrace



Downsizing homes



Affordable home



Late 20th Century property

8. Appendices

8.1. References

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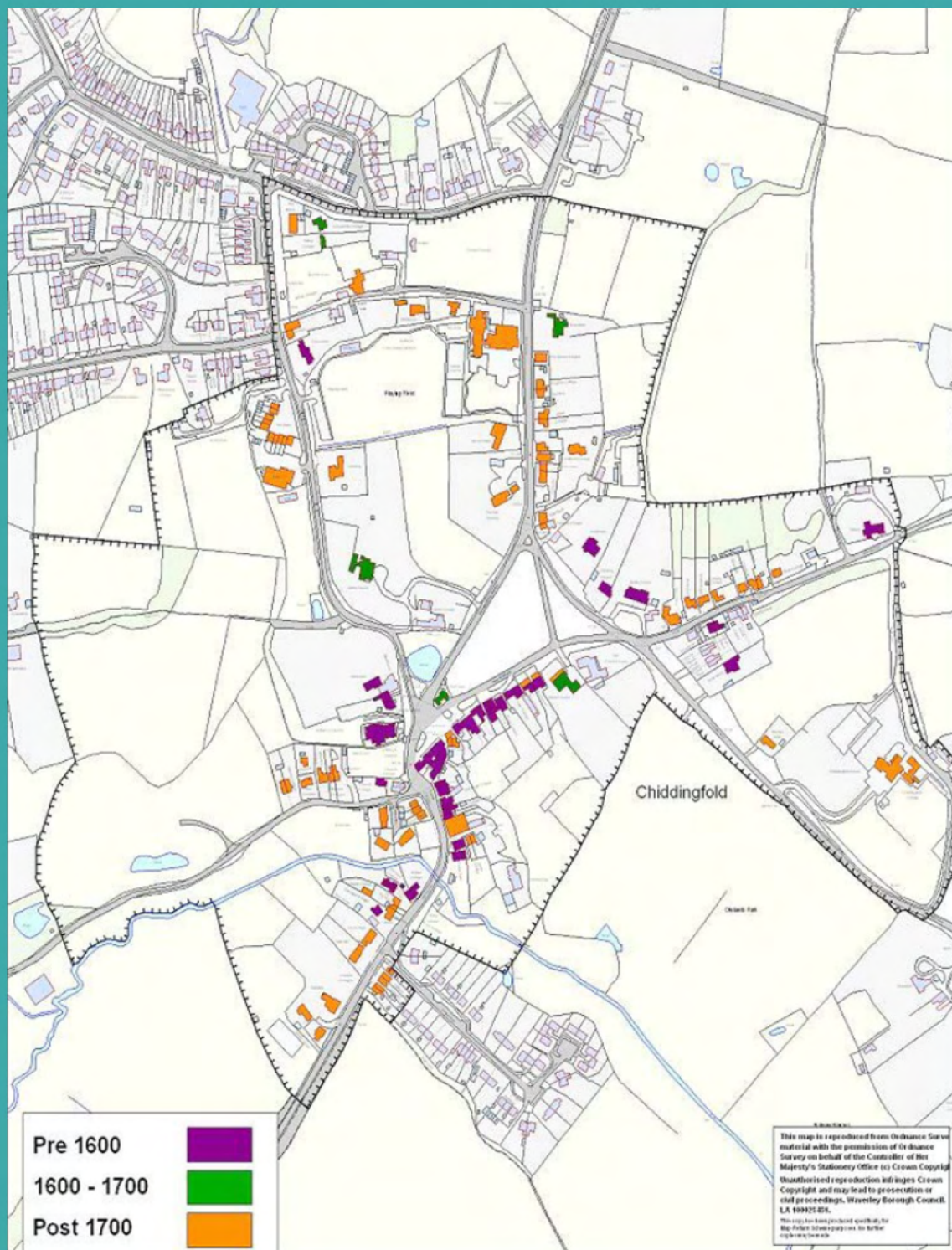
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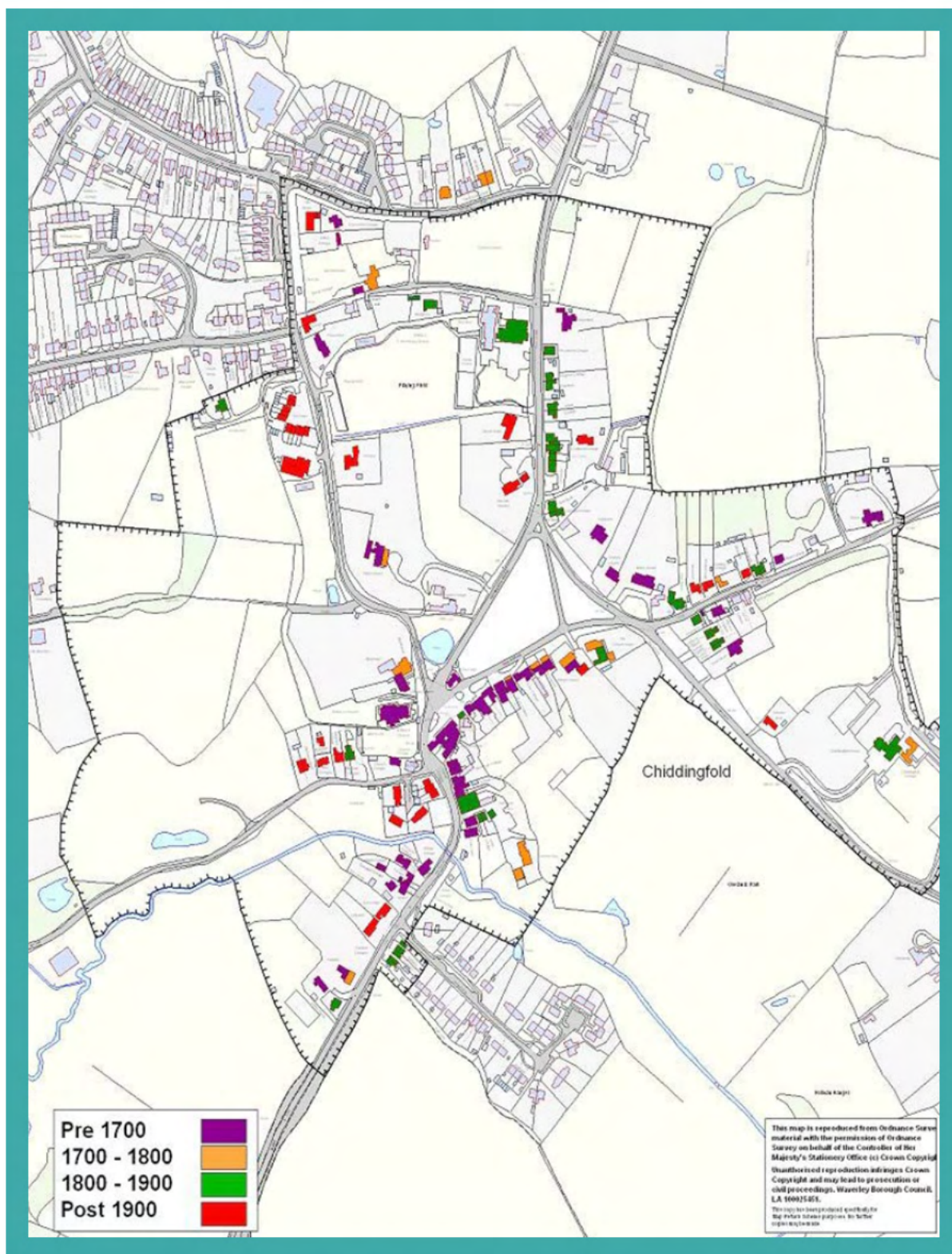
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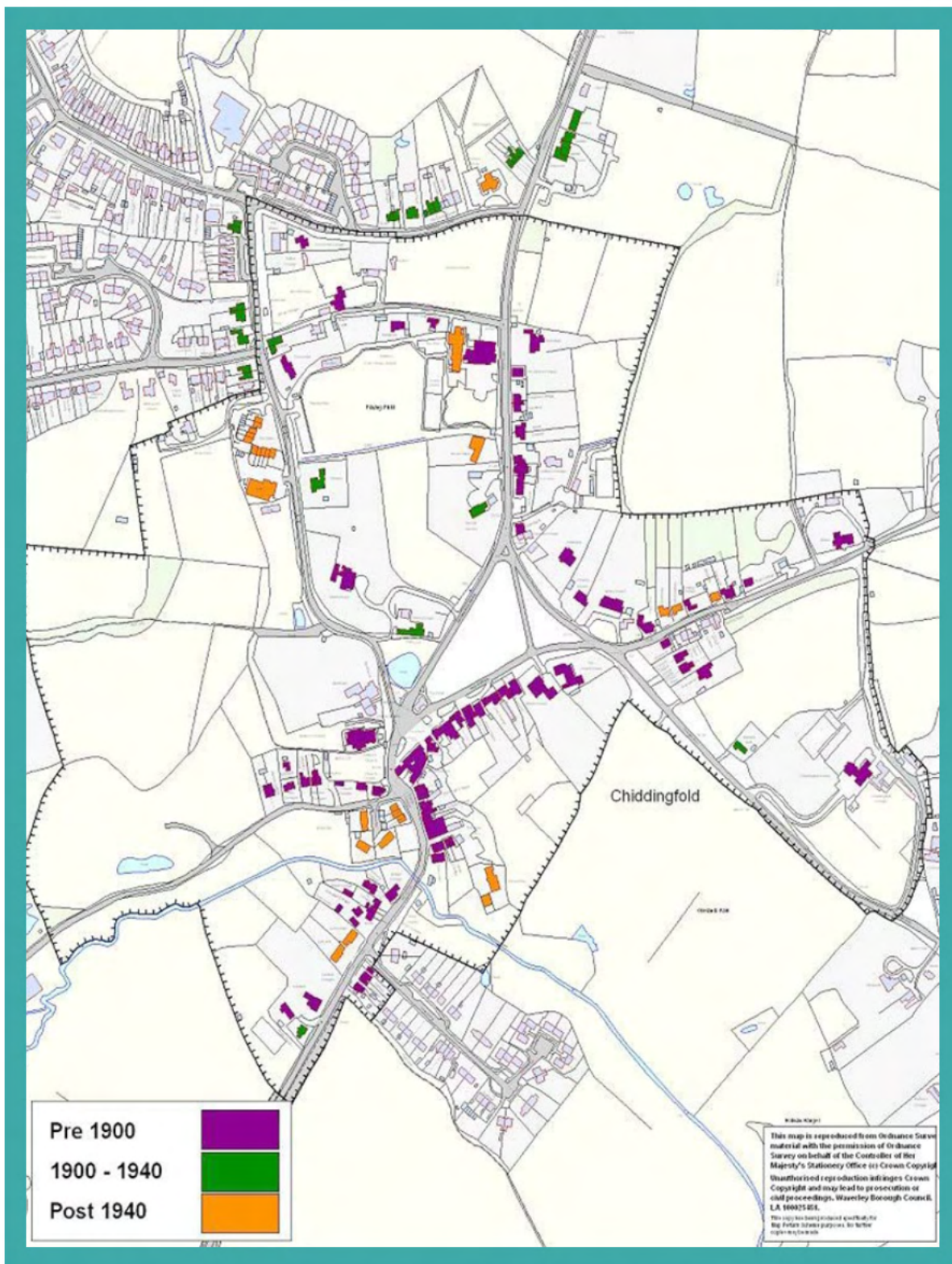
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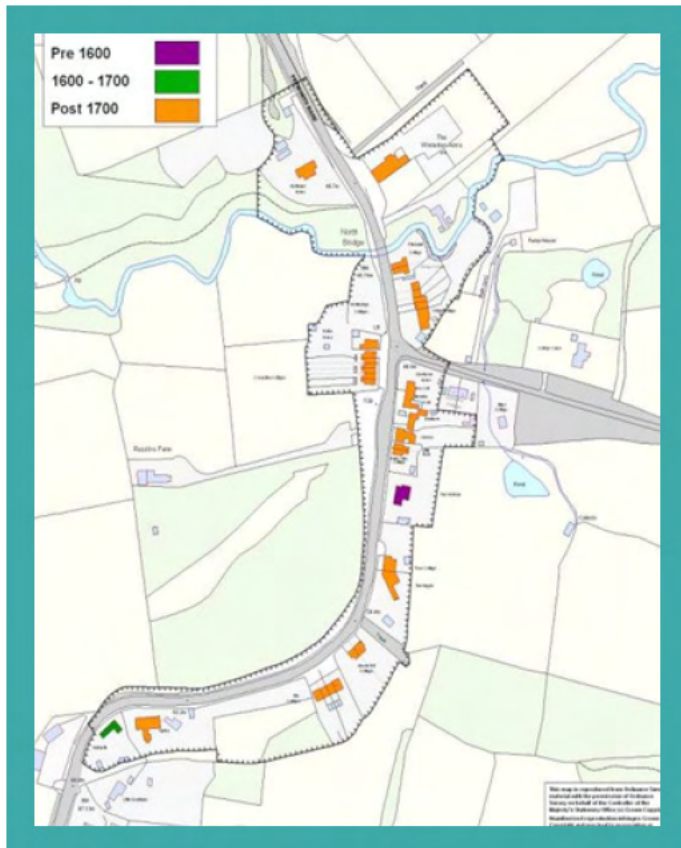
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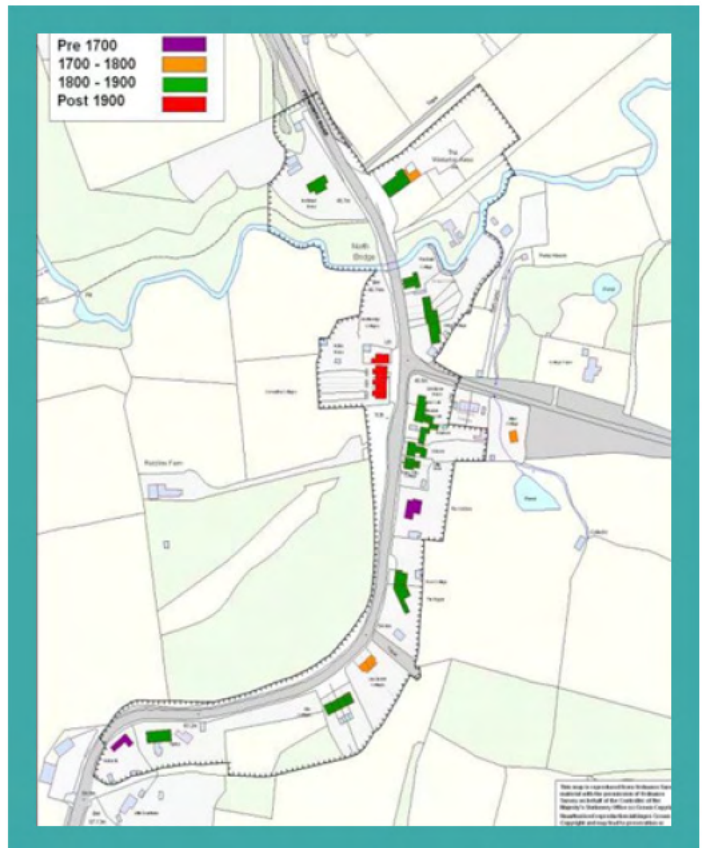


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7. Northbridge historical development before 1700. At 1:10,000, Waverley Borough Council



8. Northbridge historical development from 1700 to 1900. At 1:10,000, Waverley Borough Council.



9. Northbridge historical development after 1900. At 1:10,000, Waverley Borough Council.